175.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	790,300 / 790,300
					USE VALUE:	790,300 / 790,300
					ASSESSED:	790,300 / 790,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NUSHOLTZ JONATHAN LOUIS &	
Owner 2:	NUSHOLTZ SALLY A LEGORE	
Owner 3:		
Street 1:	30 PIEDMONT STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	GRAVES DARYL E--ETAL -
Owner 2:	LOTHROP-GRAVES SANDRA -
Street 1:	30 PIEDMONT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,473 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Brick Veneer Exterior and 2327 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7473.000	338,800	600	450,900	790,300
Total Card	0.172	338,800	600	450,900	790,300
Total Parcel	0.172	338,800	600	450,900	790,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.65 | /Parcel: 339.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 117037
GIS Ref:
GIS Ref:
Insp Date: 08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	338,800	600	7,473.	450,900	790,300	790,300	Year End Roll	12/18/2019
2019	101	FV	265,500	600	7,473.	444,500	710,600	710,600	Year End Roll	1/3/2019
2018	101	FV	268,100	0	7,473.	341,400	609,500	609,500	Year End Roll	12/20/2017
2017	101	FV	268,100	0	7,473.	322,100	590,200	590,200	Year End Roll	1/3/2017
2016	101	FV	246,300	0	7,473.	296,300	542,600	542,600	Year End	1/4/2016
2015	101	FV	240,300	0	7,473.	277,000	517,300	517,300	Year End Roll	12/11/2014
2014	101	FV	240,300	0	7,473.	255,100	495,400	495,400	Year End Roll	12/16/2013
2013	101	FV	240,300	0	7,473.	255,100	495,400	495,400		12/13/2012

!13625!

PRINT

Date	Time
12/11/20	03:33:11

LAST REV

Date	Time
11/27/18	14:22:05
danam	

PAT ACCT. 13625

USER DEFINED

Prior Id # 1:	117037
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRAVES DARYL E-	65808-534		7/28/2015		639,000	No	No		
	20019-46		8/1/1989		185,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2018	1307	Solar Pa	16,500	C				
1/23/2018	75	Redo Bat	22,980	C				
4/26/2001	297	Addition	86,000	C				ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	Meas/Inspect	HS	Hanne S
7/13/2016	Sales Review	PT	Paul T
3/11/2009	Inspected	189	PATRIOT
12/16/2008	Measured	345	PATRIOT
5/22/2002	Permit Visit	PM	Peter M
12/30/1999	Meas/Inspect	243	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7473		Sq. Ft.	Site		0	70.	0.86	6									450,931						450,900	

Total AC/HA: 0.17156 | Total SF/SM: 7473 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 450,931 | Spl Credit | Total: 450,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	4 - Vinyl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK&WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16470575
Const Adj.:	1.00474954
Adj $ / SQ:	146.280
Other Features:	98658
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	460362
Depreciation:	121535
Depreciated Total:	338826

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

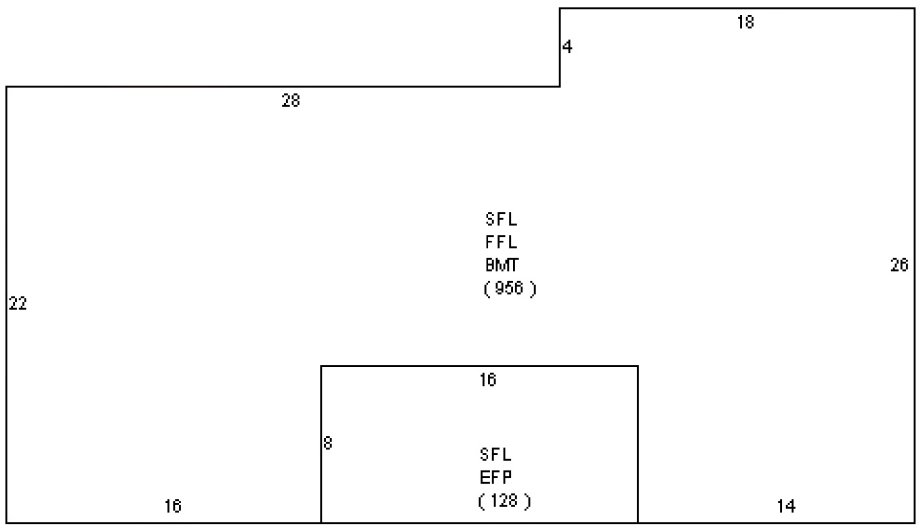
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	146.28
Special Features:	0	Val/Su Net:	108.45
Final Total:	338800	Val/Su SzAd	166.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,084	146.280	158,567
BMT	Basement	956	59.680	57,056
FFL	First Floor	956	146.280	139,843
EFP	Enclos Porch	128	48.720	6,237

Net Sketched Area:	3,124			Total:	361,703
Size Ad	2040	Gross Are	3124	FinArea	2327

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1985	0.00	T	27.2	101						
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600